

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the City of Reading Zoning Hearing Board will conduct public hearings on Wednesday, April 13, 2022, at 5:30 P.M. in the following matters. The public may participate in these hearings virtually and via telephone. Upon request, a meeting space may be provided at City Hall, 815 Washington St., Reading PA 19601, for the public to view or participate in the hearings, subject to the following advance registration requirements.

Members of the public who wish to attend or participate in public hearings must register in advance by providing their name, address, phone number, and email address to the Zoning Administrator by 4 P.M. on Tuesday, April 12, 2022, via email to zoning@readingpa.gov or via phone to (610) 655-6326.

- To join from a computer, smartphone, or tablet: open the Zoom app or navigate to <https://zoom.us/join>, then enter the meeting ID (813 6183 0093) and passcode (714076).
- To join via phone: call (301) 715-8592 or (646) 558-8656, then enter the meeting ID (813 6183 0093) and passcode (714076).

DECISIONS WILL BE RENDERED IN THE FOLLOWING MATTERS:

Appeal #2022-06 – 315 Pine St. (UPI 01530634689006)
Appeal #2022-07 – 2300 York St. (UPI 15530814324767)
Appeal #2022-08 – 1414 Moss St. (UPI 17531729082029)
Appeal #2022-10 – 322 Walnut St. (UPI 06530774619276)
Appeal #2022-11 – 259 S 10th St. (UPI 10531629086547)
Appeal #2022-12 – 600 Spring St. (UPI 14530752858138)
Appeal #2022-13 – 101 N. 5th St. (UPI 07530783800808)

HEARINGS WILL BE HELD IN THE FOLLOWING MATTERS:

Appeal #2022-09 – 1240 Chestnut St. (UPI 10531622280978): Victor Sales Morales (Applicant) is seeking a variance to convert a single-family dwelling into a two-family dwelling, and other required dimensional variances. The Subject Property is located in the R-3 Residential Zoning District. Azteca's Plumbing & Heating AC is the Record Owner.

Appeal 2022-14 – 449 N. 2nd St. (UPI 06530766623918): Modesto D. Fiume, President for the Opportunity House (Record Owner) is seeking special exception approval or a variance to establish two dwelling units in an existing vacant building, variances from the minimal habitable space requirement, the number of permitted studio units, and the parking requirements, and an appeal of the February 16, 2022 Zoning Officer determination. The Subject Property is located in the M-C Manufacturing Commercial Zoning District.

Appeal 2022-15 – 1010 & 1012 Lancaster Ave. (UPI 18530618327355 & 18530618327317): Riyan Properties, LLC (Record Owner) is seeking an appeal of the February 8, 2022 Zoning Officer determination to convert the existing property to one commercial and six residential units. The Applicant is also seeking a use variance for the conversion of the single-family dwelling into a low-rise apartment building, a variance from the ten foot wide buffer strip and minimum ten percent of the total tract area designated for active or passive recreational purposes, and a variance from the relevant dimensional requirements. The Subject Properties are located in the C-H Commercial Highway Zoning District.

Appeal 2022-16 – 211 W. Greenwich St. (UPI 15530764438614): Arrows Christian Academy (Record Owner) is seeking special exception approval to establish a school in an existing church. The Subject Property is located in the R-3 Residential Zoning District.

Appeal 2022-17 – 419 Woodward St. (UPI 07530766724852): Fatima Ansari (Applicant) is seeking special exception approval to expand the adaptive reuse of an existing building and convert a vacant, former commercial space into a dwelling unit. Pap Ventures LLC is the Record Owner. The Subject Property is located in the R-3 Residential Zoning District.

Appeal 2022-18 – 1001 Scott St. (UPI 18530655246465): Reading Housing Authority (Record Owner) is seeking special exception approval to use an existing building as a day care center with an office space and a variance from the buffer strip requirements. The Subject Property is located in the R-3 Residential Zoning District.

The properties referenced above are located in the City of Reading, Berks County, Pennsylvania. Complete applications and plans may be viewed by contacting the Zoning Office.